

**Township of Lumberton
Land Development Board
Regular Meeting
July 17, 2008**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Thursday, July 19, 2008 at 7:41 p.m.

Chairman Bennett read the following statement:

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 2, 2008 advance written notice of this meeting was posted on the bulletin board in the main lobby in the Town Hall; was mailed to the Burlington County Times and the Courier Post; was filed with the Clerk of Lumberton Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Land Development Board, all meetings shall begin at 7:30 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Land Development Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

Those testifying before the Board on any application are required to be sworn in. The Board's Engineer and Planning Consultant have taken an oath upon their agreement and their testimony on an application is under oath on a continuing basis.

Roll Call

Citizen Member	Thomas Ammerman Robert Bennett, Chairman Thomas Bintliff Sheldon Evans Robert Morton Bradley Regn John Pagenkopf	
Representatives of Governing Body	James Conway, Jr. Beverly Marinelli	(Absent)
Alternate #1	Nancy Bleznak	
Alternate #2	Craig Potter	
Alternate #3	Doug Alba	
Alternate #4	Mike Petty	(Absent)
Solicitor Consulting Engineer & Planner	Peter Emmons, Esq., Gibbs, Gregory & Emmons Gregory J. Sullivan, P.E., P.P., Remington, Vernick & Arango	
Board Secretary	Catherine Borstad	

Minutes

- a. Regular Meeting Minutes for June 19, 2008

Motion was made by Ms. Marinelli, seconded by Mr. Regn to approve the Regular Meeting Minutes of June 19, 2008. The vote was affirmative with the exception of Mr. Bintliff, Mr. Morton and Ms. Bleznak, who abstained, and the motion carried.

Correspondence

- a. Letter from the State of New Jersey Department of Transportation dated July 8, 2008.

Mr. Emmons stated that this matter is for Administration to handle and follow up on.

- b. Letter from Peter Emmons to Mr. Cave in regards to 20 Maple Ave. dated July 14, 2008.

Mr. Emmons stated that this is a follow up to Mr. Cave to submit a performance bond for this site.

Resolutions

- a. 2008-24 Sta-Seal, 13 Maple Avenue, Block 14, Lot 2.01. Continued to July 17, 2008 agenda.

Motion was made by Ms. Marinelli, seconded by Mr. Ammerman to approve Resolution 2008-24. The vote was unanimous and the motion carried.

- b. 2008-25 Ferrell, Donald, 6 Point Street, Block 12.01, Lot(s) 1,2,3 & 4. Bulk Variance for construction of detached garage. Continued to July 17, 2008 agenda.

Motion was made by Mr. Morton, seconded by Mr. Ammerman to approve Resolution 2008-25. The vote was affirmative with the exception of Mr. Pagenkopf, who abstained, and the motion carried.

- c. 2008-26 Stott, Victor, 1 Cameron Lane, Block 33.04, Lot 11. Bulk Variance for construction of detached garage. Continued to July 17, 2008 agenda.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to approve Resolution 2008-26. The vote was unanimous and the motion carried.

- d. 2008-27 Whitesell Construction Co., 150 and 152 Mt. Holly Bypass, Block 15, Lot 6.01. Extension of Preliminary and Final subdivision and site plan approval.

Motion was made by Mr. Evans, seconded by Mr. Regn to approve Resolution 2008-27. The vote was affirmative with the exception of Mr. Pagenkopf, who abstained, and the motion carried.

- e. 2008-28 Canton, John, 532 Main Street, Block 15.02, Lot 1. Minor Subdivision with Variances. Approved.

Motion was made by Mr. Evans, seconded by Mr. Ammerman to approve Resolution 2008-28. The vote was affirmative with the exception of Mr. Bintliff, Mr. Morton & Mr. Pagenkopf, who abstained, and the motion carried.

Items for Action

Murphy, Francis

6 Cameron

RA/S Zone

Block 33.03, Lot 24

Conditional Use Variance for a Psychologist Office in a Residential Zone. Continuance until August 21, 2008.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to continue the application until the August 21, 2008 meeting. The vote was unanimous and the motion carried.

Stott, Victor

1 Cameron Lane

Block 33.04, Lot 11

Bulk Variance for Detached Garage. Continuance until August 21, 2008.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to continue the application until the August 21, 2008 meeting. The vote was unanimous and the motion carried.

Alberto, Thomas t/a ATW Associates

1609 Route 38

B-2 Zone

Block 18, Lot 1.04

Site Plan Waiver and Change of Use. Continuance until August 21, 2008.

Motion was made by Mr. Ammerman, seconded by Mr. Evans to continue the application until the August 21, 2008 meeting. The vote was affirmative with the exception of Mr. Pagenkopf, who abstained, and the motion carried.

Franklin Machine

101 Mt. Holly Bypass

I-2 Zone

Block 15.04, Lot 2.04

Preliminary and Final Major Site Plan for 40,000 SF Addition. Continuance until August 21, 2008.

Motion was made by Mr. Evans, seconded by Ms. Marinelli to continue the application until the August 21, 2008 meeting. The vote was affirmative with the exception of Mr. Pagenkopf, who abstained, and the motion carried.

Sta Seal

13 Maple Avenue

I-1 Zone

Block 14, Lot 2.01

Minor Site Plan for placement of Scale House and 2 Scales with Variances. Continuance until August 21, 2008.

Mr. Emmons stated that they have received copies of the applications to the State and County. He stated at this time the applicant is doing everything they are suppose to.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to continue the application until the August 21, 2008 meeting. The vote was unanimous and the motion carried.

Ferrell, Donald
6 Point Street
Block 12.01, Lots 1, 2, 3 & 4
Variance for Height for Detached Garage. Continuance until August 21, 2008.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to continue the application until the August 21, 2008 meeting. The vote was affirmative with the exception of Mr. Pagenkopf, who abstained, and the motion carried.

Ordinance

a. 013-2008 Ordinance of the Township of Lumberton to Establish Design Standards for the Historic/Architectural District (H/A).

The Board discussed the draft and had several minor changes to the draft. Mr. Emmons will make the changes and get back to Board.

The following revisions are to be made to the draft:

1. [A] take out the words "design trends and"
2. [B] add the words "other than rear"
3. (1) add the words "with color material samples"
4. [2] take out "plan" and replace with "application"
5. (4) Delete paragraph
6. (9) Delete paragraph
7. (12) Paragraph to begin "In new construction and change of use". Ms. Marinelli suggested that paragraph (12) & (13) be combined and placed under Item 1.
8. (13) take out "landscape" and add "as part of site plan application"

Old Business

a. 20 Maple Ave, LLC, (Cave Holdings)

Ms. Borstad stated that nothing has changed with this application and does not know how to proceed. Ms. Marinelli asked if there is any work going on at the site now. Mr. Regn stated that two of the mounds of material are gone. Ms. Marinelli asked if the applicant is in violation of storing things on site and can the Board do something about it if it continues. Mr. Emmons stated that summons and stop work orders can be issued through the Municipal Court.

c. Philly Soft Pretzel

Ms. Borstad stated that they have received approval for the Letter of Credit.

Public Comment

Robert Hordis – 154 Country Club Drive

Mr. Hordis stated that he is an investor. He stated that as an investor, coming before the Board in regards to the Historic Ordinance for a property is a big factor in deciding whether to invest in the property or not. He stated that he is looking at investing in the property located at 577 Main Street.

Chairman Bennett informed Mr. Hordis that the application would come before the Board for exterior renovations.

Comments from Professionals

There were none.

Comments from the Board

a. Bill List

Motion was made by Mr. Evans, seconded by Ms. Marinelli to approve the bill list. The vote was unanimous and the motion carried.

Adjournment

Motion was made by Mr. Evans, seconded by Ms. Marinelli to adjourn at 9:17. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts, Recording Secretary
Land Development Board